



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

WELL LOCATED FORMER BANK/COMMERCIAL PREMISES

**30 BANK STREET, OSSETT,
WEST YORKSHIRE, WF5 8NN**

371m² (3,996 sq ft) plus basement



- Former Barclays Bank conveniently located in Ossett town centre
- Suitable for a variety of retail, restaurant, commercial and/or alternative uses (STP) within Conservation Area
- Benefits from large Pay & Display car park to the rear along with significant first floor office/ancillary accommodation

0113 2348999

Location

The former Barclays Bank situated at 30 Bank Street is on the intersection with Illingworth Street and close to Ossett Police Station. The property is close to the pedestrianised area of Ossett town centre and next door to Iceland. To the rear of the property there is a large public Pay & Display car park which is accessed from Ossett 'ring road'.

Ossett is well located for access throughout the region with main arterial routes linking to both the North Kirklees/heavy woollen district and Wakefield, and in particular being adjacent the M1 motorway (J40).

Description

30 Bank Street comprises a highly prominent two storey with attic and basement building under a slate hipped roof within Ossett Conservation Area. The former Barclays Bank provided banking hall and office accommodation at ground floor level along with ancillary office/staff amenities at first floor level.

The ground floor is currently at split levels with both stairs and a disabled lift. To the rear of the property there is a small surfaced yard providing some dedicated parking.



Accommodation

Ground floor 181.13m² (1,950 sq ft)

Comprising main banking hall, small private office off, rear office (with bay window) along with rear private office and store.

First floor 169.63m² (1,826 sq ft)

Comprising large private office, canteen/kitchen area, large general office along with private office and gents toilets.

Attic 20.44m² (220 sq ft)

Comprising toilets.

Basement approx. 31.6m² (340 sq ft)

Comprising strong room and storage.

Gross Internal Floor Area 371.20m² (3,996 sq ft)
plus basement area

Services

We are advised the property benefits from all mains services including water, sewer drainage, gas and electricity in addition to a gas fired central boiler and lighting. No tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised by the Valuation Office website the premises have the following RV.

Bank & Premises RV £16,750

The National Uniform Business Rate for 2020/21 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

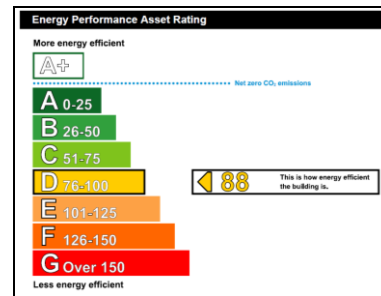
Planning

The property was most recently occupied as a bank which falls within Class A2 (Financial & Professional Services) of the Town & Country Use Classes Order. Similar uses (including professional services, estate agents, betting office) together with a variety of alternative A1 retail uses are considered to be permitted on the basis of existing use.

Alternative uses are also suitable for the property subject to requisite consent and we are advised the property is within the Conservation Area

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield MDC Tel: 01924 306417.

EPC



Lease Terms

The premises are offered by way of a new lease on a new tenants full repairing and insuring basis, for a term of years to be agreed, incorporating upward only rent reviews.

Rent

Commencing rent £16,950 per annum exclusive.

Price

The landlords have intimated they may consider a disposal of the property seeking offers in the region of £200,000.

VAT

All rents and prices are quoted exclusive of VAT (if applicable).

Legal Costs

In the event of a letting the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Our Ref: 2978/A/M
May 2020

Tel: 0113 234 8999
alec@michaelsteel.co.uk

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.